IN RE PETITION FOR ZONING VARIANCE W/S Elk Road, 570 N of the c/1 of Middleborough Road

DEPUTY ZONING COMMISSIONER (204 Elk Road) OF BALTIMORE COUNTY 15th Election District 5th Councilmanic District Case No. 90-202-A

Melvin L. Fillmore, et ux

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit two existing accessory buildings (sheds) in the front yard in live of the required rear ward is accordance with Petitioner's Exhibit 1.

The Patitioners appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 204 Elk Road, consists of .587 acres goned D.R. 5.5 and is improved with a single

family dwelling and swimming on col as depicted in Petitioner's Exhibit 1. Said property is located within the Chesapeake Bay Critical Areas near Hopkins Creek. Testimony indicated that Petitioners purchased the subject property, which is pie shaped with its widest point in the front, approxi-

matelf 12 years ago. Petitioners testified that at the time of purchase, one shed already existed in the front yard. Sometime thereafter, Fetitioners constructed a second shed adjacent to the first. When Petitioners filled for a building permit to construct the swimming pool in May, 1989, they were advised by the Zoning Office that the sneds were in violation of the scaing regulations and to file the instant Petition for Variance. Petitioners tastified that due to the shape and size of the lot as well as the location of existing improvements thereon, there is no other suitable

place to locate the sheds. Testimony and evidence presented indicated

that the sheds are well-acreened by existing mature trees and that to

require relocation of the sheds would result in hardship and practical difficulty to Petitioners. Further testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practic___; lifficulty-und/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property.

The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted re-commendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

> 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adv. se environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this ______day of December, 1989 that the Petition for Zoning Variance to permit two existing accessory buildings (sheds) in the

front yard in lieu of the required rear yard in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which conditions are precedent to the relief granted:

> 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to bring the property into compliance with the zoning regula-

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated October 3, 1989, attached hereto and made a part hereof.

ANN M. NASTAROWICZ

Deputy Zoning Commissioner for Baltimore County

SALTINORS COUNTY, HARYLAND

INTER-COTICE CONSESPONDENCE

DATE: October 3, 1989 TO: Mr. J. Robert Malmes Timber Oumissioner

FROM: Mr. Robert W. Shootley

BELIEFY: Petition for Icelas Variance - Item 69 Fillmore Propesty Chesspooks Bey Critical Area Findings



SILE POOLICE

The subject property is incated at 204 Elk Road off Middleborough Bood. The mite is within the Chasepeake bey Critical Area and is classified as a limited development area (LDA).

APPLICANT'S NAME . Mr. and Mrs. Melvin L. Fillmore

APPLICANT PROPOSAL

The applicant has requested a variance from section 400.1 of the Baltimore County Icelan Regulations to permit 2 accessory buildings (sheds) in the front yerd in lieu of the required rear yard.

COMES OF THE CHESAPPARE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the cilowing goals of the Critical Area Last

> "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoif from surrounding lands;

Conserve fish, wildlife and plant habitat; and

Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines October 3, 1989 Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 fcot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

Finding: This property is located approximately 300 feet from the tidal waters of Hopkins Creek. Therefore, the proposed development will not disturb the 100 foot buffer.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination." (Baltimore County Code Sec. 22-98)

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulati: "If no forest or developed woodland exists on a developed site these sites shall be planted to provide forest or developed woodland cover of at least 15%" < COMAR 14.15.02.04 C.(5)>.

Finding: The existing forested vegetation on this property covers at least 15% of the site. Any trees removed shall be replaced on a 1:1 basis.

4. Regulation: "The stormwater management system shall be designed

(1) Development will not cause downstream property, watercourse.3,

channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

2 (2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Memo to Mr. J. Robert Haines October 3, 1989

> Findings: In order to comply with the above regulation rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached information). This will encourage maximum infiltration of stormwater.

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project shall be approved.

> Robert W. Sheesley, Director Department of Environmental Protection and Resource Management

RWS:DCF:ju Attachment

> cc: The Honorable Ronald B. Hickernell The Honorable Norman R. Lauenstein The Honorable Dale T. Volz

Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) £37-3353

December 5, 1989

Mr. & Mrs. Melvin L. Fillmore 204 Elk Road

Baltimore, Maryland 21221 RE: PETITION FOR ZONING VARIANCE W/S Elk Road, 570' N of the c/l of Middleborough Road (204 Elk Road) 15th Election District - 5th Councilmanic District

Melvin L. Fillmore, et ux - Petitioners Case No. 90-202-A

Dear Mr. & Mrs. Fillmore: Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 897-3391.

Very truly yours,

ANN K. NAS AROVICZ Deputy Zoning Commissioner for Balt more County

cc: Chesapeake Bay Critical Areas Commissio Tawes State Office bldg., D-4, Annapolis, Md.

People's Counse

CRITICAL AREA PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 To permit 2 accessory buildings (sheds) in the front yard in lien of the required rear years.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Shed was on property since moving in house 12 years ago. 2 Hardship- this is the only level place on grounds

3 Difficulty with moving, there is no means to move it, trees are on Lot with ground all going down hill

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we agree to pay expenses of allove Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: Melvin L. Fillmone (Type or Print Name) Melvin L. Fillmore Lenda M. Fillrine

Attorney for Petitioner: Baltimore, Maryland City and State vame, address at " phone number of legal owner, contract purchaser & representative to be contacted Melvin L. Fillmone

CRDERED By The Zoning Commissioner of Baltimore County, this ______ 19 5 that the subject matter of this petition be advertised, as required by the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

204 Elk Road Balto. Nd. 686-1584

CRITICAL AREA PETITION FOR ZONING VARIANCE TY, THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 400.1 To permit 2 accessory buildings (sheds) in

the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

2. Hardship - this is the only level place on grounds

which is the subject of this Petition. Legal Owner(s): Contract Purchaser: (Type or Print Name) (Type or Print Name) Melin L. Fillmore Linda M. Fillmore (Type or Print Name) Linda M. Fillmore City and State Attorney for Petitioner: 301-686-1584 (Type or Print Name) Baltimore, Maryland City and State Name, address and phone number of legal owner, con tract purchaser or representative to be contacted Melvin L. Fillmore 204 Elk Rd. Balto. Md. 686-1584

19.89, that the subject matter of this petition be advertised, as required by the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

1. Shed was on property since moving in house 12 years ago 3. Difficulty with moving, there is no means to move it, never be able to lift trees are on lot with ground all going down hill Property is to be posted and advertised as prescribed by Zoming Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property ORDERED By The Zoning Commissioner of Baltimore County, this .

mik- avail anytime 12 cst newy 8/16/81

CRITICAL AREA 12:10 40 N 12' & Soldening 37rp Flat for Zoning Yariance. Cuner-Melvin & Linda Fillmore is revertible shop essence 15th Flection District Perubdivision of part of Lut 113 Setbock Line Flh Fatates - Lot 7 Platbook F. H.K. jr. #36 NEICHBOX'S . OLD PIPE FOUND 4.8 \$4 TOF ELK ESTATES" PLATBOOK EHK JA Nº 36-76 25, 600 sc ft ECTION DISTRICT, BALTIMORE COUNTY, MD. Sik is within Critical Area Zoned DR5.5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

in the State of Maryland, and described as follows, that is to say: ALL that piece or parcel of

REGINING for the same at a point on the west side of Elk Road as widened and shown on

The Plat of "Elk Estates" which plat is recorded among the Plat Records of Baltimore

County in Plat Book E.H.K. Jr. No. 36 folio 26, said point also being located at the

division line between Lots Nos. 1 and 2 as laid out on said plat and thence running

division line between Lots Nos. I and & as laid out on said plac and thence running and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding on the west side of Elk Road as widehed, North 12°20'40" West 22 feet, and binding of Elk Road as widehed, North 12°20'40" West 22 feet, and binding of Elk Road as widehed, North 12°20'40" West 22 feet, and binding of Elk Road as widehed, North 12°20'40" West 22 feet, and binding of Elk Road as widehed, North 12°20'40" West 22 feet, and binding of Elk Road as widehed, North 12°20'40" West 22 feet, and binding of Elk Road as widehed, North 12°20'40" West 22 feet, and widehed, which we will be a seen and the Elk Road as widehed, which we will be a seen as widehed, which we will be a seen as widehed, which we will be a seen as widehed, which will be a

and binding on the west side of Lik Road as widehed, North 12-20-40 West 22 reet, thence leaving said road and binding on the northeasternmost line of Lot No. 1 as laid thence leaving said road and binding on the northeasternmost line of Lot No. 1 as laid thence leaving out on said Plat North 55*44'20" West 251.15 feet to the waters of Wopkins Creek, thence leaving binding on the waters of said Creek, North 76*58'38" West 53.20 feet, thence leaving

pinding on the waters or said creek, worth to so so west said the two following courses.

Find distances viz: South 37°16'50" West 90 feet and South 12°15' East 26.21 feet, thence and distances vizi South, if to by west by rest and South it is tast 20.21 rest, the plat binding on part of the "ivision line between Lots Nos., I and 7 as laid out, of the plat

binding on part of the 'vision line between Lots Ros. I and / as Isid out of the 'vision line between Lots Ros. I and / as Isid out of the plat mentioned of "Elk Estalas" South 77 41'06" East 130.87 feet and thence leaving said last mentioned or TETK Estards. Pontu 11 of the track of division now made the three tollowing contact division line and running for new lines of division now made the three following contact division line and running for new lines of division now made the three following contact division lines and running for new lines of division now made the three following contact division lines and running for new lines of division now made the three following contact division lines and running for new lines of division now made the three following contact division lines and running for new lines of division now made the three following contact division lines and running for new lines of division now made the three following contact division lines are division lines and running for new lines of division new made the three following contact division lines are division lines and running for new lines are division lines are division lines.

division line and running for new lines of division now made the three following course and distances viz: South 39°36'10" East 44.28 feet, North 89°59'30" East 127.96 feet and South 61°41' East 32.95 feet to the place of beginning.

PRING all of Lot No. 1 and parts of Lots Nos. 2 and 7 as laid out on the Plat of "Elk Entho att of Lot No. 1 and parts of Lots Nos. 2 and 7 as taid out on the rist of air fatates", which plat is recorded among the Plat Records of Baltimore County in Plat Book

PEING a portion of all that lot of ground which by Deed dated March 3, 1972, and recorded arong the Land Records of Baltimore County in liber OTG 5254 folio 309 was granted and

Subject to the drainage and utility easements laid out through the above described

parcel of land and shown on the aforesaid plat of "Elk Estates".

arony the Land Records of Bullimore County In Lines of State Conveyed by Reinhardt H. Kiecling, et al, unto the within Grantor.

land situate, lying and being in the Fifteenth Election District of Baltimore County,

State of Maryland and described as follows to wit:

DATE: October 3, 1989 TO: Mr. J. Robert Haines Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 69 Fillmore Property Chesapeake Bay Critical Area Findings

SITE LOCATION

SET PIPES JUNE 8, 1984

DOLLENBERG BROTHERS

SURVEYORS & CIVIL ENGINEER 709 WASHINGTON AVENUE

TOWSON

DECEMBER 19,197

MARYLAND

The subject property is located at 204 Elk Road off Middleborough Road. The site is within the Chesapeake Bay Critical Area and is classified as a limited development area (LDA).

APPLICANT'S NAME Mr. and Mrs. Melvin L. Fillmore APPLICANT PROPOSAL

The applicant has requested a variance from section 400.1 of the Baltimore County Zoning Regulations to permit 2 accessory buildings (sheds) in the front yard in lieu of the required rear yard.

GOALS OF THE CHESAPEAKL BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;

Conserve fish, wildlife and plant habitat; and

Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create idverse environmental impacts."

<COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines October 3, 1989 REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Sec.

22-213(a)>. Finding: This property is located approximately 300 feet from the tidal waters of Hopkins Creek. Therefore, the proposed development will not disturb the 100 foot buffer.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination." <Baltimore County Code Sec. 22-98>

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "If no forest or developed woodland exists on a developed site these sites shall be planted to provide forest or developed woodland cover of at least 15%" (COMAR 14.15.02.04 C.(5)).

Finding: The existing forested vegetation on this property covers at least 15% of the site. Any trees removed shall be replaced on a 1:1 basis.

4. Regulation: "The stormwater management system shall be designed

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and (3) Storm drain discharge points are decentralized to simulate the

predevelopment hydrologic regime. (4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" (Baltimore County Code, Section 22-217(h)).

Memo to Mr. J. Robert Haines October 3, 1989

Tracking System

· 204

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

OFFICE OF FINANCE - REVENUE DIVISION

melvin

35,00

* B 150*************************

EIK Koul

(Middle Initia)

Zoning Commissioner
Office of Planning & Zoning

Property Address:

Date

Petitioner:

<u>Findings:</u> In order to comply with the above regulation rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached information). This will encourage maximum infiltration of stormwater.

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project shall be approved.

> Robert M. Sheabley, Director Department of Environmental Protection and Resource Hanagement

Attachment

cc: The Honorable Ronald B. Hickernell The Honorable Norman 3. Lauenstein The Honorable Dale T. Volz

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE Mr. & Mrs. Helvin L. Fillmore Baltimore, MD 21221

RE: Item No. 69, Case No. 90-202-A

Petitioner: Melvin L. Fillmore, et ux

Petition for Zoning Variance

Petition for Zoning Variance Coar Mr. & Mrs. Fillmore:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of plans that may have a bearing that the zoning Commissioner planning may file ritten report with the zoning commissioner with recommendatio. as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on Committee at this time that offer or request information on your petition. If similar comments from the remaining members your petition. If similar comments from the remaining members are received. I will forward them to you. Otherwise, any are received, I will forward them to you. Otherwise, any are received. I will forward them to you. Otherwise, any are received. I will forward them to you otherwise, any are received. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN CONNENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS RECARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

Your petition has been received and accepted for filing this 28th day of September, 1989.

J. Robert Spaines

Petitioner: Melvin L. Fillmore, et ux Petitioner's Attorney:

Bakimore County Fire Department 800 York Road Dwnen, Maryland 21204-25% (301) 887-4500 Paul H. R. Inche

Enginering

Department of

Traffic Engineering

State Boods Com

Fire Prevention

Health Department Project Planning Building Department

Board of Education

Industrial

August 24, 1989

J. Robert Haines Zoning Commissioner Office of Planning and Toning Baltimore: County Office Building Towson, MD 21204

MELVIN L. PILLMORE RE: Property Cyner:

W/S OF ELK ROAD Location:

Ioning Agenda: AUGUST 29, 1989 Item No.:

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Pire Prevention Eureau has no comments at this time.

Noted and REVIEWER: Approved Planning Group Special Inspection Division

Pire Prevention Bureau



NOTICE OF HEATING The Busing Commissioner of Bestmore County, by surhority of the Zoning Act and Requisions of Bestmore County will hold a pulse hearing on the properly isorated herein in Room 106 of the County Office Building, to-good at 111 W. Chesepeste Avenue in Towner, Maryland 21204 Pettion for Zoning Variance Case mumber: 80-202-A WrS of Elk Rosel, 570' N of c I of Middlebrough Rosel 20a Elk Rosel 15th Eucaon District 5th Councilments Pussionaries: Maken L. Fillmore, at un Maken Dator Tuesday. Hearing Data Tuesday, May 28, 1988 at 2:00 p.m. Vertenes: To permit two ac-excessly buildings (sheds) in the bort yerd in hou of the required in the every that this Possion appeal period. The Zoring Com-missions will, however, entertain, any request for a stay of the inany request for a stay of the insuance of seed permit during their
period for good causes shown in
Such request shuff be in writing
and received in the office by the
date of the hearing set above or
presented at the hearing.

NOTE:

If "PHASE II" of the "SNOW
EMERGENCY PLAN" is in effect
in Bellumore County on the above
hearing date, the Hearing will be
postponed. In the event of snow
telephone 867-3391 to confirm
hearing date. J. ROBERT HAINE

Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland ?1204

(301) 887-3353

J. Robert Haines Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD., november 2, 1989 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive

THE JEFFERSONIAN,

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 11/11/89 Posted for: Variance Posted for:

Melvin L. F.//mors, et av

Location of property: W/S E/K Rec., 570' N/ M. dd/yb orough Rd

204 E/K Rd Location of Signer Facing Elk Rds, approach For you dway of Flk Rds, Posted by Males Ly Date of return: 11/17/89

Baltimore County

Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

ZONING OFFICE

August 25, 1989

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines: The Bureau of Traffic Engineering has no comments for items number 285, 65, 66, 68, 53, 70, 71, and 72.

Michael S. Flanigan Traffic Engineer Associate II



CERTIFICATE OF PUBLICATION

THE AVENUE NEWS

442 Eastern Blvd. Balto., MD. 21221

November 2.

THIS IS TO CERTIFY, that the annexed advertisement of

Melvin L. Fillmore in the matter of Petition for Zoning Variance for 204 Elk Rd. Case # 90-202-A, P.O. #0018424 Req. # M34288 91 lines @.55 or \$50.05

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

May 3, 1989



CRITICAL AREA

Notice Of Hearing
The Zoning Commissioner
Baltimore County, by author
ty of the Zoning Ad and Reg
lations of Baltimore Count
will hold a public hearing of
the property in the

will hold a public hearing a the property identified herei in Room 106 of the Count Office Building, located at II W. Chesapeaker Avenue II Towson, Maryland as fellowing Petition for Zoning Variance Case Number 90-202 A W/S of Elk Road 570° N c c/l Middleborough Road 204 Elk Road 570° N c c/l Middleborough Road 15th Election District Petitioner(s): Melvin Fillmore, et ux

Fillmore, et ux
HEARING DATE:
TUESDAY, NOVEMBER 28, 1989
at 2:00 p.m.
Variance: To permit two ac

cessory buildings (sheds) in the front yard in lieu of the re-

quired rear yard.

granted, a building permit

Dennis F. Rasmussen
County Executive

204 Elk Road Baltimore, MD 21221

RE: Pool Permit Application #B-012327

Dear Mr. & Mrs. Fillmore:

Mr. & Mrs. Melvin Fillmore

During an on-site inspection (5/2/89) for your permit application, it was noted that your shed is not in compliance with Section 400 of the Baltimore County Zoning Regulations (enclosed). It is strongly recommended that the shed be moved to the rear yard or a variance be applied for.

Although we have approved your pool permit application, it was also noted that the pool was constructed prior to receiving your permit. If you have further questions on this matter, I may be reached at 887-3391.

James E. Dyer

Very truly yours,

Zoning Supervisor

By: Catherine A. Milton
Planning & Zoning Associate II

CAM:scj

BALTIMORE COUNTY, MARYLAND

ি INTER-OFFICE CORRESPONDENCE

J. Robert Haines DATE: November 2, 1989 Zoning Commissioner

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Zoning Petition No. 90-202A Melvin L. Fillmore, Item 69

The Petitioner requests a Variance to permit accessory buildings in the required rear yard.

In reference to this request, Staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:ggl ZPVARIOU

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines

Mr. & Mrs. Melvin L. Fillmore 204 Elk Road Baltimore, Maryland 21221

Re: Petition for Zoning Variance CASE NUMBER: 90-202-A W/S of Elk Road, 570' N of c/l of Middlebcrough Road 204 Elk Road

15th Election District - 5th Councilmanic Petitioner(s): Melvin L. Fillmore, et ux HEARING: TUESDAY, NOVEMBER 28, 1989 at 2:00 p.m.

Dear Mr. & Mrs. Fillmore:

Please be advised that \$120.36 is due for advertising and posting of

Baltimore County

Zoning Commissioner

County Office Building

111 West Chesopeuke Avenue

Towson, Maryland 21204

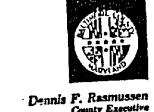
11/28/07

PUBLIC HEARING FEES

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204 (301) 887-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Roca 106 of the County Office Building, located at 11% & Churapacks Averse in Towson, Maryland as

Petition for Zoning Variance Petition for Zoning Variance

CASE NUMBER: 90-202-A

W/S of Elk Road, 270' N of c/l of ML 12 fravough Road 204 Elk Road 15th Election District - 5th Councilmanic Petitioner(s): Melvin L. Fillmore, et ux HEARING: TUESDAY, NOVEMBER 28, 1969 at 2:00 p.m.

Variance: To permit two accessor, buildings (sheds) in the front yard in lieu of the

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or premust be in writing and received in this office by the date of the hearing set above or premust be in writing and received in this office by the date of the hearing set above or premust be in writing and received in this office by the date of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the set of the hearing set above or premuse the set of the hearing set above or premuse the set of the set of the hearing set above or premuse the set of the set sented at the hearing.

(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on til above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND